

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 694-4011 FAX (518)477-2386

MEMORANDUM

EAST GREENBUSH PLANNING BOARD MEETING MINUTES OCTOBER 14, 2020

Members:

Matt Mastin, Chairman
Jim Moore
Don Panton
Ralph Viola
Kurt Bergmann
Chris Horne

Also Present:

Joseph Slater, Planning Board Attorney
Dalia Szarowicz, Planner
Alison Lovely, Planning & Zoning Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present. Nancy Kupiec was absent.

OLD BUSINESS:

TOWN CENTER-580 COLUMBIA TURNPIKE- TOWN CENTER MAJOR SITE PLAN PHASE 1

Steve Hart and Tyler Culberson were both present on behalf of the project. Steve Hart stated that he has gone through the comment letter from CPL, the Town's TDE dated 10/13/20 and will be addressing them on their next submission which will be their preliminary plan submission. Steve Hart stated that they have been working on more of the preliminary plans regarding the grading, water & sewer, lighting and landscaping and he is hoping to give the TDE a very detailed set of preliminary plans within the next six weeks.

Chairman Mastin asked if there were any comments or questions from the Board. Chairman Mastin stated that the intent tonight is to accept the sketch plan for the major site plan.

Dalia Szarowicz asked Steve Hart if he's submitted the referrals to NYSDEC & NYSDOT.

Steve Hart stated that they have their reports done for NYSDEC on the water & sewer but have not submitted anything to them. Steve Hart stated that he was going to submit them with the preliminary plan set and the sanitary plans. Steve Hart asked if he should give them a formal heads up. Dalia Szarowicz stated that he should get something that stated NYSDOT is ok with the curb cuts.

Chairman Mastin asked if anyone from the Board had any questions.

•Ralph Viola asked if the detention pond is shown on the drawing is the distance where it's going to be and if there was any room for landscaping to block that. Steve Hart stated that there is approximately 10 feet and it's their intent to place some landscaping along the highway and on the neighbors side of the detention pond.

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board has carefully reviewed the sketch plan dated August 15, 2020, prepared by Hart Engineering for the Town Center Major Site Plan Phase 1 and the comments of the Town's designated engineer, CPL, recommending that the Planning Board accept the sketch plan, with certain conditions as outlined in their October 13, 2020 letter.**

The Planning Board hereby accepts the proposed sketch plan and determines that the project requires full site plan review under Section 4.3.1 of the Comprehensive Zoning Law based upon its scope and/or land use, site and building design characteristics. The Applicant is thus advised of preliminary site plan requirements in accordance with Sections 4.3.1.C-E of the Comprehensive Zoning Law.

In addition, future submissions must address the comments of the Town's designated engineer, CPL, as provided in their October 13, 2020 letter, which is attached hereto and made a part hereof.

Seconded by Don Panton & roll called as follows:

**M. Mastin-YES; J. Moore-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES;
D. Panton-YES.**

MOTION CARRIED BY A 6-0 VOTE

CARVER COURT-UPPER MANNIX ROAD-MAJOR CLUSTER SUBDIVISION (20-11)

Donald Zee, the attorney and co-applicant was present for the project tonight and stated that the last time he was in front of the Board, the Board accepted the proposal for a conventional layout of the 110 single family building lots. Don Zee stated that they are now before the Board for a 110 lot cluster subdivision. Don Zee stated the he received the comment letter from the Town's Designated Engineer dated 10/13/20 and they had recommended in it to get a jurisdictional letter from the Army Corp of Engineers (the wetland letter), they had a delineation done, but due to Covid, there are no federal agencies that are going to come out to the site at this time to inspect the delineation, but they know it needs to be done. Donald Zee stated that the TDE also recommended that they contact the Town's DPW department and they plan on doing that once the concept plan is accepted as well as meeting with the Town's special water & sewer engineer, Hank Labarba.

Don Zee stated that the emergency access is shown on the plan. Don Zee stated that the Town's Designated Engineer recommended fences or gates in two spots and they are ok with that. They will have a Homeowner's Association which will be responsible for maintaining that area.

Donald Zee wished to thank Kurt Bergmann as they have reached out to him in setting up a neighborhood meeting within the next couple of weeks.

Chairman Mastin thanked Kurt Bergmann for volunteering to organize the neighborhood meeting.

- Ralph Viola asked how owners will be notified. Kurt Bergmann stated that he will handle the notification for the neighborhood meeting and will go door to door with a flyer.

- Ralph Viola asked if the map would be available to them. Donald Zee stated that he would make copies of the map.

- Chris Horne asked to point out where the neighbors and Girl Scout camp are in reference to the site and asked if they would be notified. Don Zee pointed them out on the plans and stated that he would contact the Girl Scout camp.

- Ralph Viola asked if the neighborhood meeting would be before the public hearing. Don Zee stated that it would be.

- Jim Moore stated he sees that the density has been determined and if this plan was the first stab as a concept plan. Don Zee stated yes with the cluster. Donald Zee stated that they needed to have the open space area on the plan with the connectivity and the % of open space that had to be non-wetlands and non-steep slopes. There will be under .2 acres of wetlands out of 90 acres.

Joe Slater asked if there were plans for the open space areas. Don Zee stated that they are open for discussion, there may be some recreation areas, amenities that the Board may be looking for, for the community.

•Jim Moore asked if there would be any pedestrian connection through the property. Don Zee stated that there will be an area with walking trails but they are not proposing sidewalks along the roadway.

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby acknowledges the following:

- 1. The Planning Board’s prior acceptance of the proposed conventional sketch plat, which the Board issued on August 12, 2020; and**
- 2. The recommendation of its designated engineer, CPL Architecture – Engineering – Planning (“CPL”), that the proposed cluster subdivision sketch plat is an approvable sketch plat for lot-by-lot development.**

Therefore, in partial fulfillment of the requirements set forth by Article VIII of the Town’s Subdivision Regulations and Section 3.8 of the Town’s Comprehensive Zoning Law, the Planning Board hereby accepts the cluster subdivision sketch plat dated, July 23, 2020 & prepared by Brett L. Steenburgh P.E. PLLC for the proposed 110-lot cluster subdivision, subject to the following:

- The maximum density of the proposed major cluster subdivision must be set at 110 residential parcels. This maximum density determination is hereby made for sketch plat purposes only. Final maximum density must be determined in accordance with the Town’s Land Subdivision Regulations, Comprehensive Zoning Law, and SEQRA; and**
- That the applicant must address the comments issued by CPL in their letter dated October 13, 2020, which is attached hereto and made a part hereof; and**
- The applicant must comply with all provisions of the Town’s Land Subdivision Regulations and Comprehensive Zoning law.**

Seconded by Chris Horne & roll called as follows:

M. Mastin-YES; J. Moore-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: The Planning Board hereby acknowledges the following:

- 1. That the Planning Board, at its meeting duly held on July 8, 2020, classified the action as an unlisted action and declared its intent to seek lead agency status in connection with a coordinated review under SEQRA; and**
- 2. On July 16, 2020, the Planning and Zoning Department sent notices to the list of involved and interested agencies in accordance with the Planning Board’s July 8, 2020 motion and received no response to the contrary.**

Therefore, the Planning Board hereby reaffirms the classification of the proposed action and declares itself lead agency in connection with a coordinated review under SEQRA.

Seconded by Jim Moore & roll called as follows:

**M. Mastin-YES; J. Moore-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES;
D. Panton-YES.**

MOTION CARRIED BY A 6-0 VOTE

Dalia Szarowicz asked Don Zee to address Ray from CPL's comments and get back to the Planning Department with a letter and also responds to the Fire Department comments and also regarding Ray's comments, be specific on the basin for the stormwater.

NEW BUSINESS:

NONE

REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFFERALS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the September 23, 2020 meeting minutes.
Seconded by Kurt Bergmann. Motion carried by a 5-0-1 vote. Ralph Viola abstains.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin.
Seconded by Don Panton. Motion carried by a 6-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary